

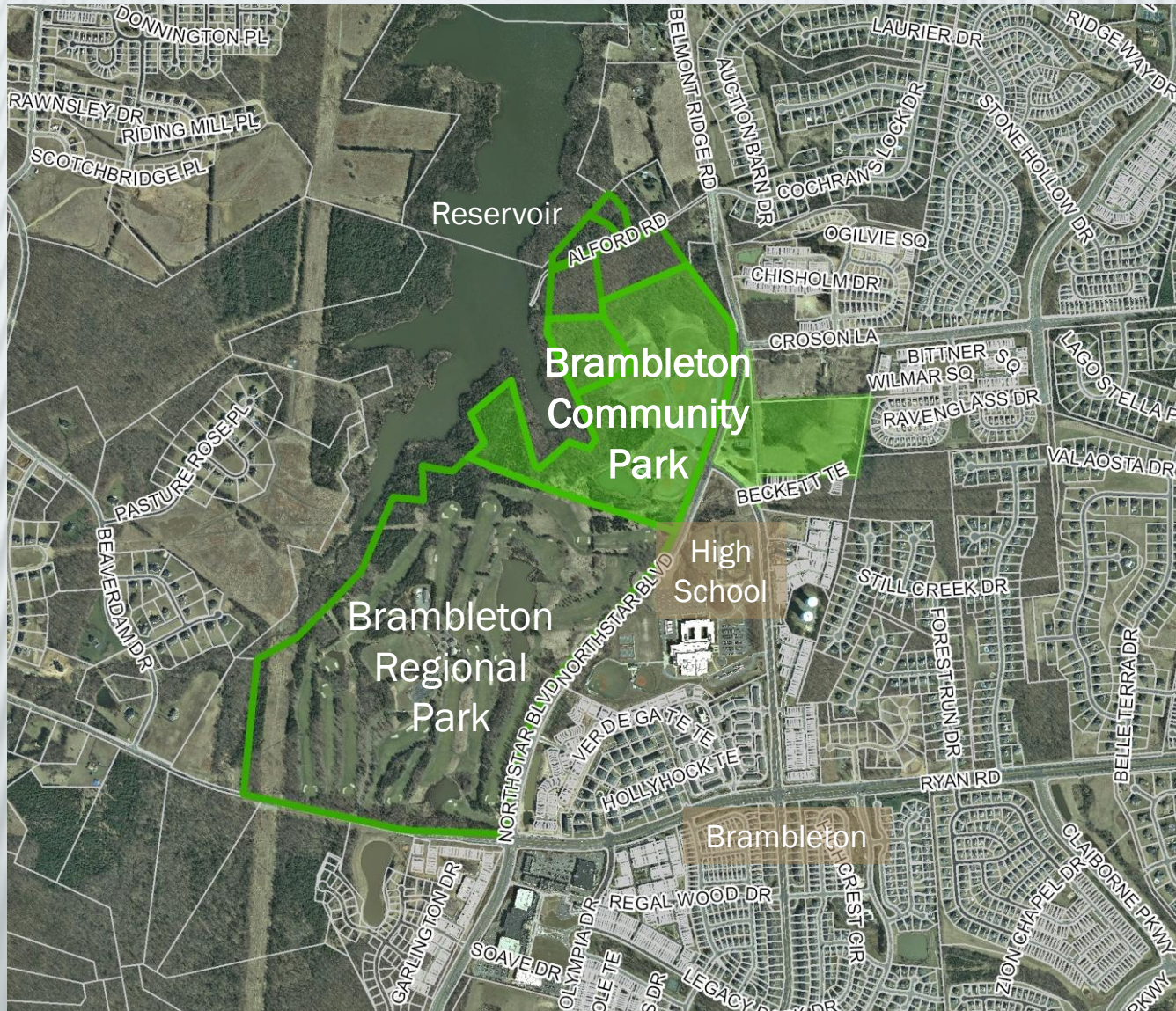
Planning Commission Public Hearing

December 19, 2012

SPEX-2012-0036

BRAMBLETON COMMUNITY PARK

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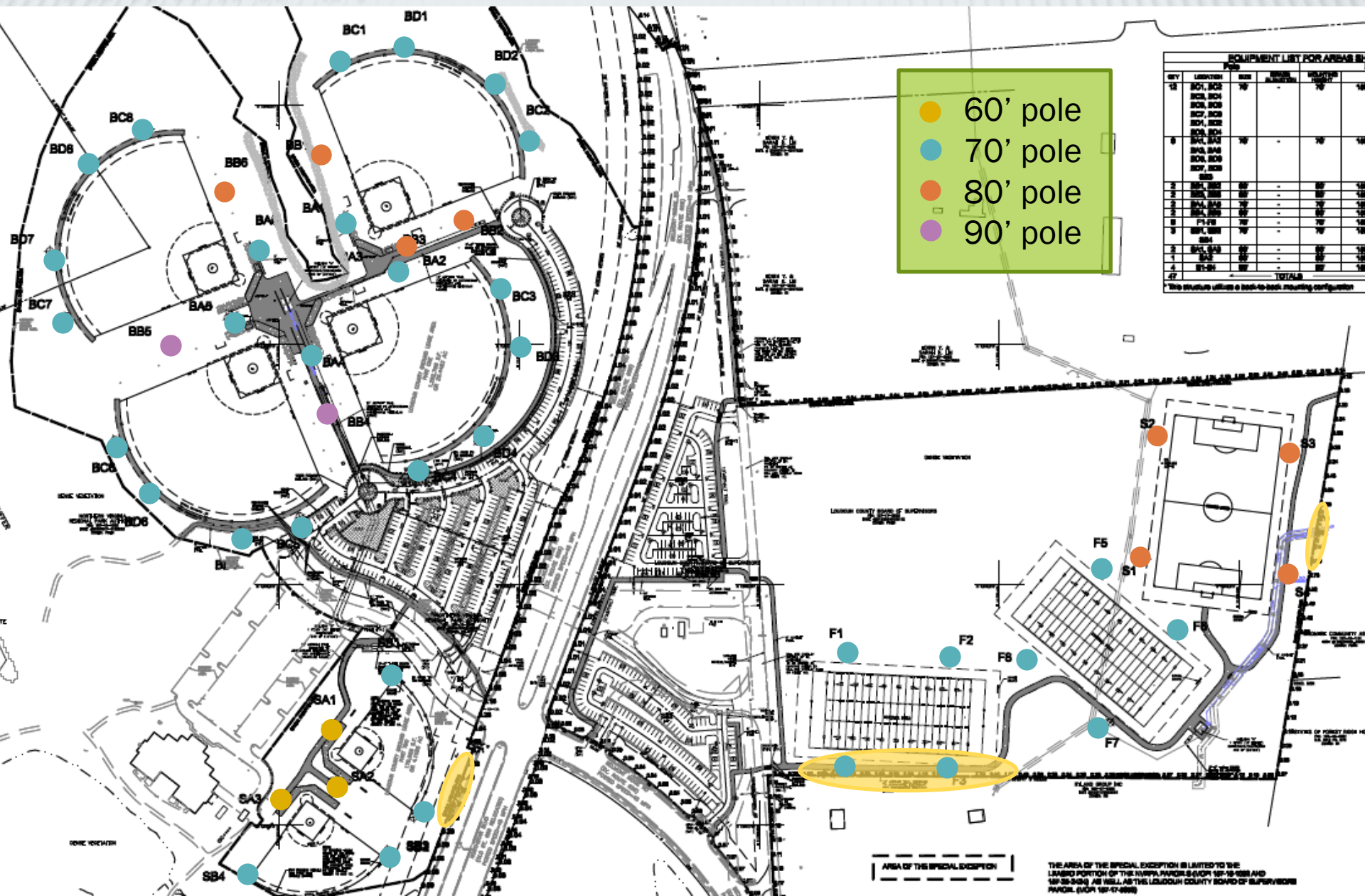
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CONTEXT

- ✖ SPEX area = 63 acres
- ✖ 9 playing fields
 - + 6 existing diamonds
 - + 3 graded fields
- ✖ STPL-2010-0022
 - + Conditionally approved
- ✖ Zoning District
 - + PD-H4 admin. as R-8
 - + Lighting permitted by SPEX

1A204099



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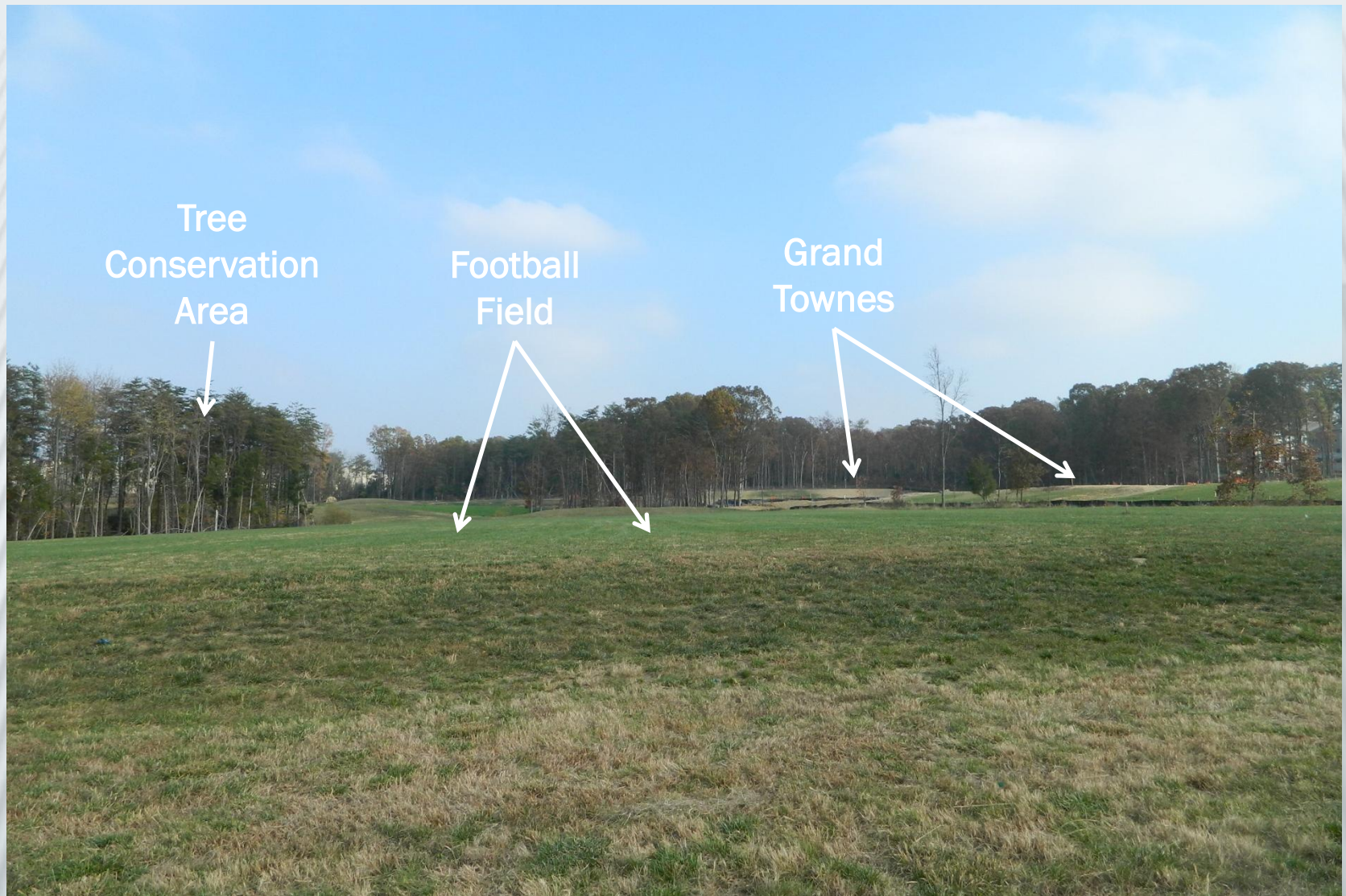
REVISED GENERAL PLAN

- ✖ Lighting and Night Sky Policies
 - + Reduce light pollution
 - + Minimize unnecessary & intrusive light trespass & glare
- ✖ Majority of lighting conforms to policy

ZONING

- ✖ Light & Glare Standards
 - + 10 FC for publically owned competition facilities
 - + 0.25 for private facilities
- ✖ No height restriction





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BRIEFING QUESTIONS

- ✗ What is the reconfigured lighting proposal and cost?
- ✗ Can the western football field be moved?
- ✗ How often are “occasional” tournaments?
- ✗ What is current noise level at park?
- ✗ What are the lease details of & future plans for NVRPA parcel?
- ✗ Notification given prior to purchase?
 - + Windermere
 - + Grand Townes at Brambleton
- ✗ Lighting comparisons?
 - + High Schools – Briar Woods, Woodgrove, Dulles South
 - + County Parks – Phil Bolen – no lighting adjacent to residential
- ✗ Public standard vs. private standard?

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ISSUES

- ✘ Not consistent with the Lighting and Night Sky Policies
 - + Light intensity up to 4.15 foot candles
 - + Excessive glare and intrusive light trespass on neighboring residential properties

RECOMMENDATION

- ✘ Worksession

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